



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held June 26, 2007, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Project No. R2005-04132-(2), Conditional Use Permit Case No. R200600074-(2), and determination of Categorical Exemption, to authorize the construction, use and maintenance of a new single-family residence on a vacant lot located at 4315 E. Compton Blvd., in the unincorporated community of East Compton, East Compton Zoned District, applied for by Viridiana Garcia, as further described in the attached letter dated March 7, 2007 from the Director of Planning. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Russell Fricano, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Viridiana Garcia addressed the Board. No correspondence was presented.

Supervisor Burke made the following statement:

"This conditional use permit application is a request to authorize construction, use and maintenance of a single-family residence in the C-3 (unlimited commercial) zone. The site is located at 4315 E. Compton Boulevard in unincorporated East Compton in the East Compton Zoned District.

"While the Board recognizes that there is a need for housing, a number of features of the proposed project do not represent sound planning practice.

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“The existing land use in the vicinity of the site along East Compton Boulevard is predominately commercial.

“The lot is very narrow in shape providing constraints for side yard setbacks. An inadequate number of bathrooms are provided in relation to the number of the proposed bedrooms.

“Proposed family rooms could be easily converted to additional bedrooms. The project is also located along East Compton Boulevard, a busy street which lacks an ample play area. The site is also near an establishment that sells alcoholic beverages. This makes the development unsuitable and unsafe for children.

“Given the predominately commercial nature of development along East Compton Boulevard, a future commercial or mixed-use project would be more appropriate for this parcel.”

Therefore, Supervisor Burke made a motion that the public hearing on this matter be closed; and that the Board of Supervisors express its intent to uphold the Regional Planning Commission’s denial of Project No. R2005-04132-(2), Conditional Use Permit No. R200600074-(2), and that County Counsel prepare the findings for denial.

After further discussion with the applicant, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and referred the project back to the Regional Planning Commission for reconsideration of an alternative plan.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Director of Public Works
Viridiana Garcia